HISTORIC LANDMARK COMMISSION STAFF REPORT

Bogdanich Garage
New Construction
361 E. Fourth Avenue
PLNHLC2009-00046
May 6, 2009

Planning Division
Department of Community and Economic Development

Applicant: Larry Bogdanich

Staff: Janice Lew, 535-7625
janice.lew@sclgov.com

Tax ID: 09-31-409-013

Current Zone: SR-1A, Special Development Pattern Residential

Master Plan Designation:
Low Density Residential

Council District:
District 3 – Eric Jergensen

Lot Size: 0.16 acres (6,970 square feet)

Current Use: residential

Applicable Land Use Regulations:
- 21A.34.020
- 21A. 24.080
- 21A.40.050(B)2

Notification:
- Notice mailed on April 22, 2009
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites April 22, 2009

Attachments:
A. Application
B. Photographs
C. Public Comment

Request

The applicant, Larry Bogdanich, requests approval to construct a garage on property located at 361 E. Fourth Avenue. As part of the application, the applicant requests the Historic Landmark Commission modify the maximum height limit of nine feet (9') for a flat roof accessory structure to allow the garage to be approximately eleven feet (11') from existing grade at its highest point.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the project adequately meets or will meet the standards that pertain to the application (1-4) and therefore, recommends approval with the following conditions:

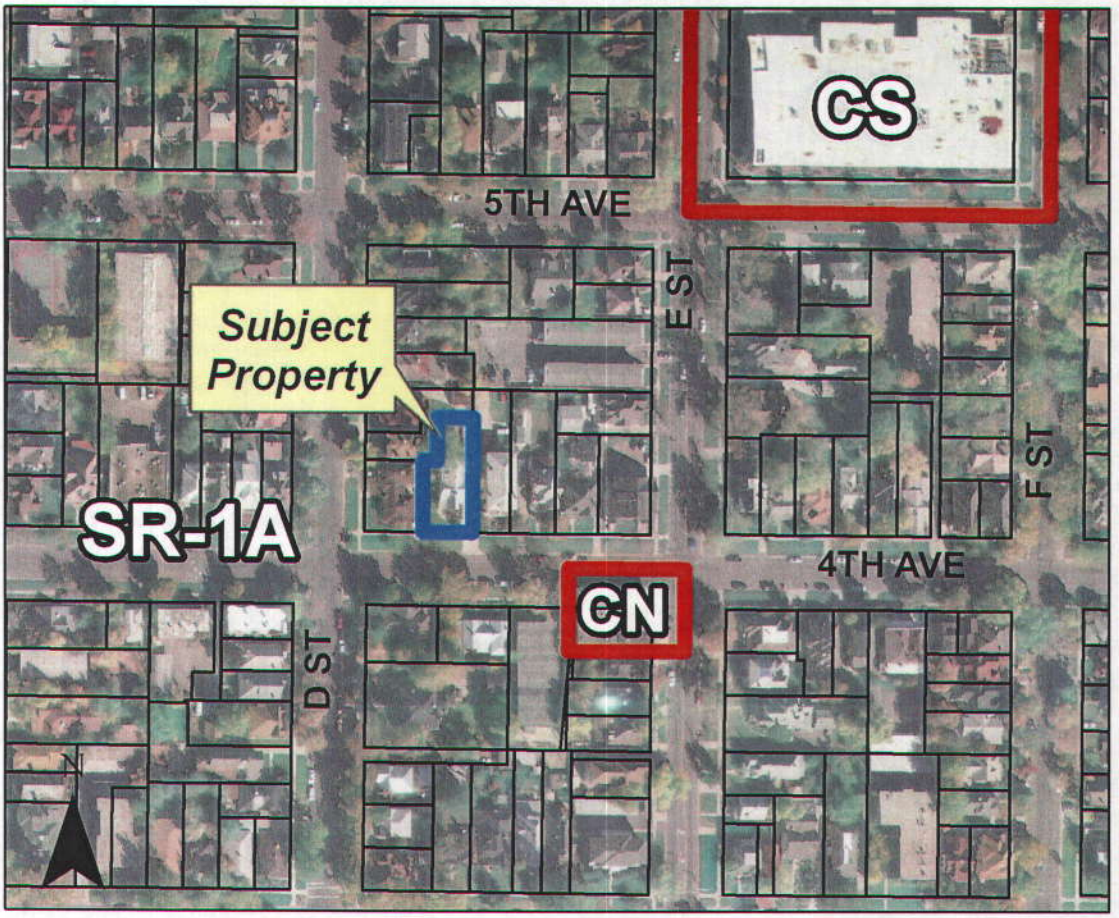
1. Approval of the final details of the design shall be delegated to the Planning Staff based upon direction given during the hearing from the Historic Landmark Commission.
2. The project must meet all other applicable City requirements, unless otherwise modified within the authority of the Historic Landmark Commission, Administrative Hearing Officer, or Board of Adjustment.
3. The Historic Landmark Commission allows a modification to the maximum building height standard for a flat roof not to exceed eleven feet (11').
4. Due to the fact that there is an active zoning enforcement case, the applicant shall submit plans within 45 days of a Historic Landmark Commission approval, and that the work is completed within 180 days of obtaining permits. Failure to accomplish this condition shall result in the City reinstating enforcement.
5. The approval will expire if a permit has not been taken out or an extension granted within 12 months from the date of the approval.

Options

The Historic Landmark Commission has the following options regarding this proposal:

1. The Historic Landmark Commission may approve the proposal by finding that the proposal substantially complies with all applicable ordinances, design guidelines and adopted policies;
2. The Historic Landmark Commission may deny the proposal by finding that the proposal does not substantially comply with applicable ordinances, design guidelines and adopted policies; or
3. The Historic Landmark Commission may table the item and request additional information from the applicant and/or staff.

VICINITY MAP



Background

Project Description

The applicant is the owner of the single-family home located at 361 E. Fourth Avenue. This stucco period cottage is one-story with a gable roof that sweeps to the west and covers the front porch. The home also has an arched entrance.

The proposed accessory structure is an approximately 480 square foot (21' x 22.5') detached garage. The flat roofed building rises approximately 11 feet from existing grade. The proposed primary wall material will be a fiber cement lap siding with a 6 inch exposure. The project also includes a rolled asphalt roofing material, double metal garage door, and sliding French doors.

On May 15, 1995 the Board of Adjustment reviewed and denied a variance request to allow a 27 foot tall garage on the subject property. The applicant revised his plans, and received a building permit in November of 1999 for a 18 foot tall gambrel roofed garage that had a 720 square foot building footprint. But a Certificate of Appropriateness does not appear to have been issued for the structure. The west and east walls of the building were erected, but the garage was never finished. Due to a lack of response from the property owner and his lack of progress on the garage, the City voided the 1999 building permit and on June 10, 2008, ordered that the walls be removed because they showed a lack of structural integrity.

After the order to remove the walls was issued, the property owner submitted the permitted plans for re-approval. However, since the time of the original approval, the development standards in the SR-1A zoning district changed and the garage was determined too large. The applicant then submitted a special exception request for relief from the height and size requirements of the zoning ordinance. The request for a 722 square foot garage that would be 18 feet tall to the highest point of the gambrel roof was denied by the Board of Adjustment on September 15, 2008.

Comments

Public Comments

As a long standing enforcement case, numerous complaints are on file regarding the unfinished structure. Attachment C includes the comments received by Planning Staff regarding this project.

Project Review

Zoning Considerations

The subject property is located in the Avenues Historic District, which was locally designated as a historic district in March of 1978. The base zoning of the property is SR-1A, Special Development Pattern Residential, the purpose of which is "to maintain the unique character of older, predominantly single-family neighborhoods that display a variety of yards, lot sizes and bulk characteristics." The zone allows single-family and twin homes as permitted uses. The development requirements for accessory structures and their compliance with the zoning ordinance are listed below.

Requirement	Standard	Proposed	Existing	Meet?
Lot area	5,000 square feet		6,970square feet	Yes
Maximum height of a flat roof	9'	11'		No
Maximum exterior wall height	9'	11'		No
Maximum footprint	480 square feet	480 square feet		Yes
Side yard setback	1' from property line and 10' from closet adjacent principal structure		1' from side property line and the closet principal structure is at least 10 feet away	Yes/Yes
Rear yard setback	1' - 5'		1'	Yes
Surface coverage of all buildings	40% of the lot area	26%		Yes
Building coverage	50% of footprint of the principal structure	36%		Yes
Yard coverage	50% of the rear yard area	22%		Yes

Revisions made by applicant

At staff's recommendation, the applicant modified the roof design and replaced a 14 foot tall asymmetrical gable roof form that had a 2:12 pitch and a large overhang on one side. A flat roofed structure that exceeds the 9 foot height requirement is now proposed.

Finding: The project meets the development standards for this zoning district with the exception of height. The zoning ordinance in Section 21A.24.080(D)6 allows the Historic Landmark Commission the ability to grant exceptions to height if it finds that a project meets the provisions of Section 21A.34.020. Given the diverse

architectural development of this area that is discussed below and the range of shapes found historically, the accessory structure would fit within the context of the block and neighborhood. The project is therefore consistent with the Compatible Residential Infill Development Ordinance requirements which will be verified prior to building permit issuance.

Analysis and Findings

Findings

2A.34.020 H Historic Preservation Overlay District:

H. Standards for Certificate of Appropriateness Involving New Construction or Alteration of a Noncontributing Structure. In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city.

1. Scale and Form:

a. Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape;

b. Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

c. Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and

d. Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.

Standards for Accessory Structures

> **9.2 Construct accessory buildings that are compatible with the primary structure.** In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly. Allowable materials include horizontal siding, brick, and in some cases stucco. Vinyl and aluminum siding are not allowed for the wall but are acceptable for the soffits. In the case of a two-car garage single doors are preferable and present a less blank look to the street; however, double doors are allowed.

Analysis: The buildings on the south side of this block on Fourth Avenue are residential in character and present a typical range of styles, forms and materials. On the corner lot to the west of the subject property is a one-and-a-half-story hip roofed brick Post-World War II duplex with an attached flat roofed garage that faces Fourth Avenue. To the east, the closest structure is a gable roofed garage. The building associated with the garage is a traditional two-story foursquare with a hipped roof. Two flat roofed two-story apartment buildings (215 N. 'D' Street) (ca.1950) are also located on the block.

Accessory structures in the Avenues were typically covered with a gabled or hipped roof. In this case, the accessory structures found within the block exhibit a variety of roof forms including flat, gable and shed roofs. The proposed flat roof does not match the primary gable roof form of the house, but is simple in design and unobtrusive.

Finding: The detached garage meets the intent of this standard as its height and width, proportions, and scale are subordinate to the primary building. The proposal uses a roof form that is similar to those seen historically in the area. Given the range of shapes found historically, the accessory structure fits into the overall character of the area. The proposal meets this standard.

2. Composition of Principal Facades:

a. Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

b. Rhythm of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;

c. Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and

d. Relationship of Materials. The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Standards for New Construction

11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.

13.9 Use primary materials on a building that are similar to those used historically. Appropriate building materials include: brick, stucco, and wood. Building in brick, in sizes and colors similar to those used historically, is preferred. Jumbo, or oversized brick is inappropriate. Using stone, or veneers applied with the bedding plane in a vertical position, is inappropriate. Stucco should appear similar to that used historically. Using panelized products in a manner that reveals large panel modules is inappropriate. In general, panelized and synthetic materials are inappropriate for primary structures. They may be considered on secondary buildings.

Analysis: Many of the materials that were used historically on accessory structures are those utilized in the construction of primary buildings. Alternative materials such as fiber cement products have been approved for new construction by the Commission in the past, when the siding has a smooth finish to match the appearance of historic wood siding and its design is similar to that seen traditionally.

Finding: The relationship of materials is visually compatible with the materials found in the neighborhood. The project meets the intent of this standard.

3. Relationship to Street:

a. Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

b. Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

c. Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

d. Streetscape-Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Standards for Accessory Structures

9.3 Do not attach garages and carports to the primary structure. Traditionally, garages were sited as a separate structure at the rear of the lot; this pattern should be maintained. The allowance of attached accessory structures is reviewed on a case-by-case basis.

Analysis: Accessory structures in the Avenues District were generally detached, located behind the house, and simple wood structures. The accessory structure is set back from the street and in no way competes visually with the primary façade of the house. The location of the garage to the rear of the lot is in keeping with the character of the block and historic district.

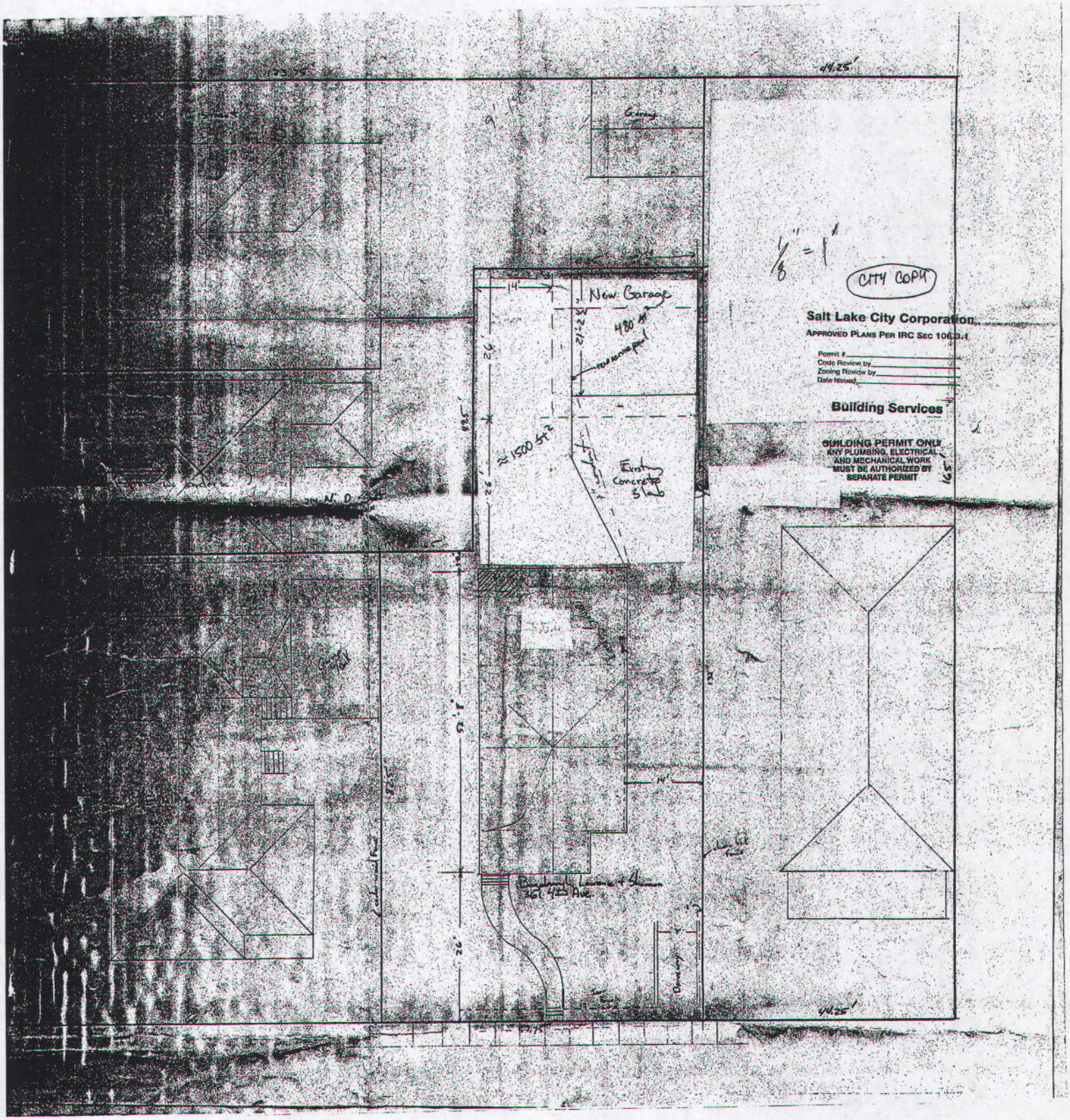
Garages were typically approached by single-car width driveways from the street, while others accessed through a rear alley. In this case, access to the garage already exists.

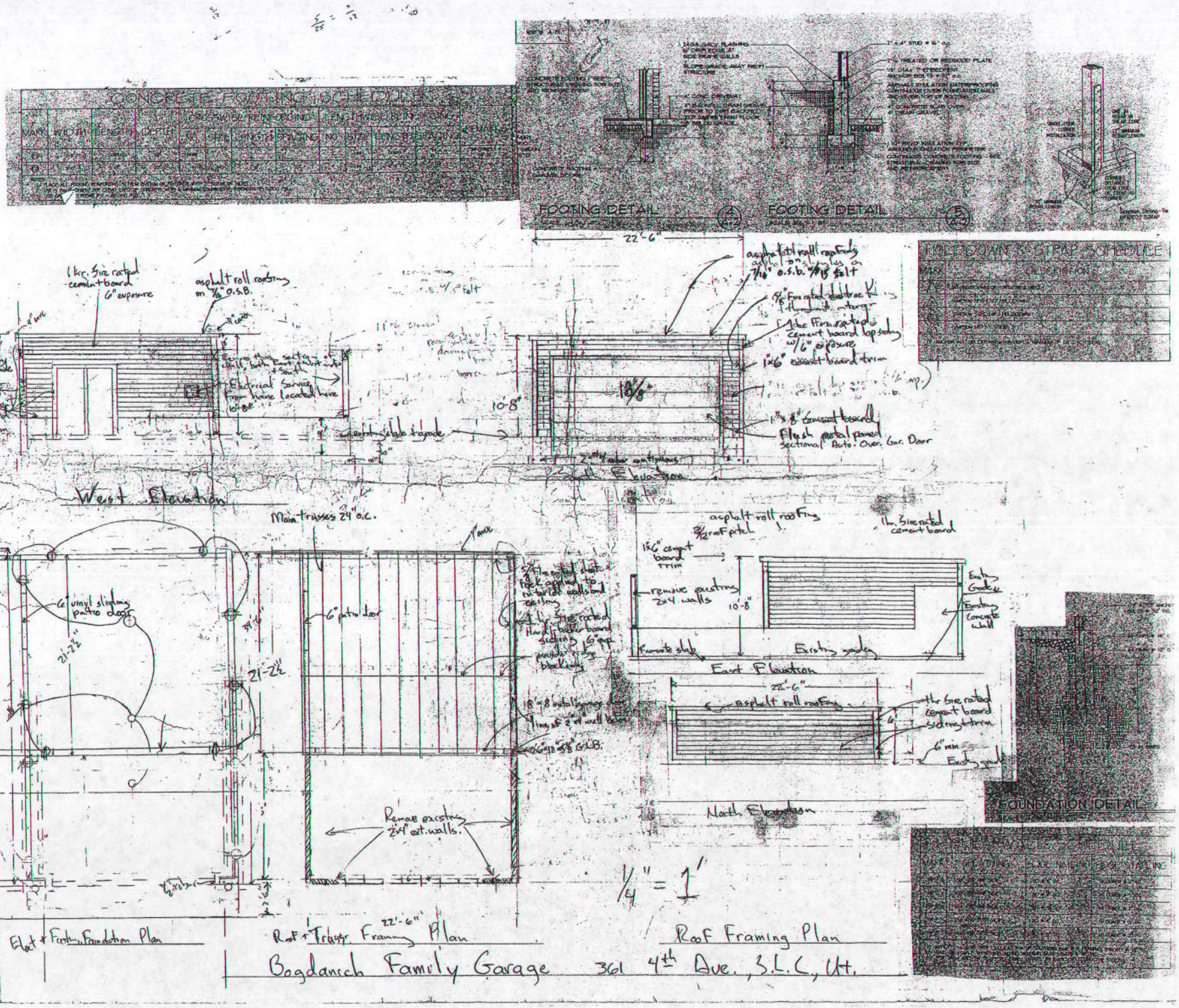
Finding: The overall impact of the proposed accessory structure on the streetscape would not be substantial, given that the proposed accessory structure would be located behind the house toward the rear of the lot. The proposed project meets the intent of this standard.

4. **Subdivision of Lots**. The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Finding: This application has no subdivision issues.

Attachment A
Application


49.25'
Garage
New Garage
14'
21.25'
480 SF
1500 SF
Existing Concrete Slab
1/8" = 1'
CITY COPY
Salt Lake City Corporation
APPROVED PLANS PER IRC SEC 106.3.1
Permit #
Code Review by
Zoning Review by
Date Issued
Building Services
BUILDING PERMIT ONLY
ANY PLUMBING, ELECTRICAL AND MECHANICAL WORK MUST BE AUTHORIZED BY SEPARATE PERMIT
Basement Level 4
261 4th Ave
Driveway
49.25'


CONCRETE FOOTING SCHEDULE
FOOTING DETAIL
FOOTING DETAIL
22'-6"
HOLD DOWN & STRAP SCHEDULE
1 hr. Fire rated cement board 6" exposure
asphalt roll roofing on 7/16" O.S.B.
existing grade
6" cement board trim
Electrical Service from house located here
10'-8"
West Elevation
asphalt roll roofing
7/16" o.s.b.
5/8" Fire rated sheetrock
1"x6" cement board trim
1"x8" cement board
Flush metal panel Auto. Over. Gar. Door
Main trusses 24" o.c.
6' vinyl sliding patio door
21'-2½"
6" patio door
Remove existing 2x4 ext. walls.
asphalt roll roofing
3/12 roof pitch
1 hr. fire rated cement board
6" cement board trim
remove existing 2x4 walls
10'-8"
Existing Grade
Existing concrete wall
Remote slab
Existing grade
East Elevation
22'-6"
asphalt roll roofing
1 hr. fire rated cement board
6" min.
Existing grade
North Elevation
FOUNDATION DETAIL
1/4" = 1'
Elect. & Footing Foundation Plan
Roof Truss Framing Plan
Roof Framing Plan
Bogdanech Family Garage 361 4th Ave., S.L.C., Ut.

Work Completed

All Footings and Foundation concrete
2"x4" exterior walls
partial 4" concrete slab is in place

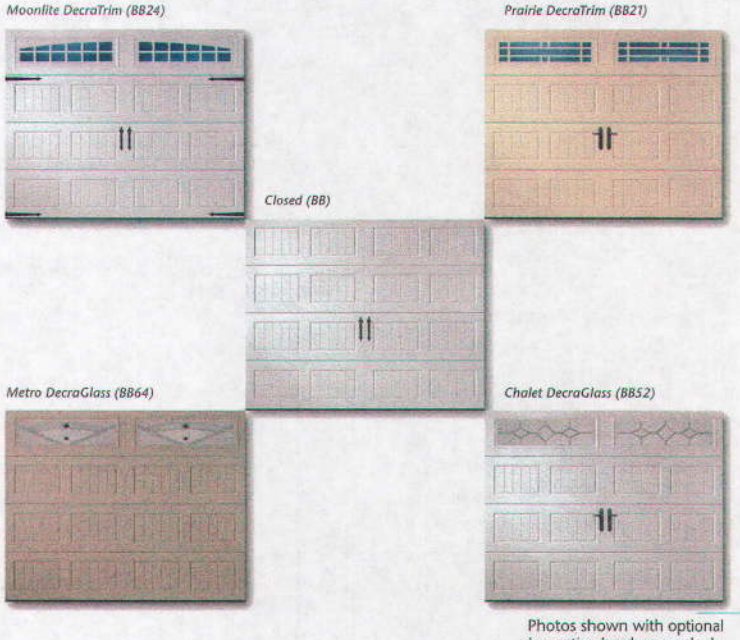
Work needed to complete

1) Complete garage Floor slab
2) Place new glue lam beams as shown
3) Provide and place pre-built trusses
4) Provide + place roof sheathing
5) Provide + place asphalt roll roofing
6) Install insulation and electrical throughout
7) Apply cement board siding and trim
8) Provide and Install garage door and patio door
9) Provide and Install 5/8" fire rated sheetrock to walls and ceiling. Tape and finish.
10) Paint All.

OAK SUMMIT COLLECTION

Oak Summit with Stockton DecraTrim (BB20)

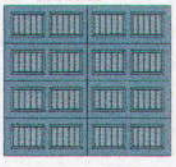
Self-expression shouldn't cost a fortune. With Amarr's Oak Summit Collection, it won't. These durable steel doors, offer an attractive carriage house look. Choose from a variety of door colors, decorative hardware, and window accents. Customize your home with Amarr's most affordable carriage house door.



Photos shown with optional decorative hardware or locks.

PANEL DESIGN

BB • BEAD BOARD



Construction

Amarr's section interfaces are designed to reduce the risk of serious finger and hand injuries.

STEEL

1000

Single-Layer: Steel

Get value and durability with an Oak Summit 1000 single-layer steel door. These heavy-duty steel doors are durable, reliable, and low maintenance.

- *Heavy-Duty Exterior Steel*
- *Durable, Reliable, Low Maintenance*

2000

Double-Layer: Steel + Insulation

An Oak Summit 2000 double-layer door provides durable, low maintenance features, plus a layer of vinyl-coated insulation for increased thermal properties and quieter operation.

- *Heavy-Duty Exterior Steel*
- *Durable, Reliable, Low Maintenance*
- *Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing*
- *Energy Efficient*
- *Quiet Operation*

LOCK & DECORATIVE HARDWARE

BLUE RIDGE HANDLES

BLUE RIDGE STRAP HINGE

ALPINE LOCK

COLORS

TRUE WHITE ALMOND SANDTONE

Actual paint colors may vary from samples shown.

Amarr steel doors arrive pre-painted; for custom colors, exterior latex paint must be used. Visit *amarr.com* for instructions on painting.

Specifications

	OAK SUMMIT 1000	OAK SUMMIT 2000
PANEL DESIGNS		
Carriage House	1 Design	1 Design
INSULATION[1]		Polystyrene
R-VALUE/U-FACTOR		6.84/.015
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)
WINDOW GLASS OPTIONS		
3/32" Single Strength	•	•
Obscure	•	•
WIND LOAD AVAILABLE[2]	•	•
WARRANTY		
Paint Finish[3]	15 Years	25 Years
Workmanship/Hardware[3]	1 Year	2 Years

[1] All insulation has passed fire safety testing.

[2] It is your responsibility to make sure your garage door meets local building codes.

[3] For complete warranty details, visit amarr.com or contact your local Amarr dealer.

Options

DECRATRIM WINDOW INSERTS

CLEAR (C)

OBSCURE (O)

STOCKTON (20)

PRAIRIE (21)

CATHEDRAL (22)

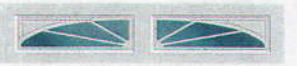
CASCADE (23)

MOONLITE (24)

WATERFORD (25)

WAGON WHEEL (26)

SUNRAY (27)

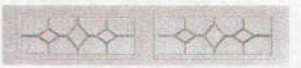


FULL SUNRAY (28)

DECRAGLASS™ WINDOWS

PRAIRIE V-Shaped Bevel (50)

CHALET Brass Caming (52)



RIVIERA Frosted w/ V-Shaped Bevel (53)

HEARTLAND (60)

WICHITA (61)

HARVEST (62)

ALLEGRO (63)

METRO (64)

TEMPO (65)

ROSETTE (66)

ARABESQUE (67)

TRELLIS (68)

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CASCADE WINDOWS

PATIO DOORS

BEAUTY, STRENGTH & STYLE For many years, Cascade has designed, manufactured and supplied energy efficient vinyl windows and patio doors for homeowners and builders. The experts at Cascade bring smart, innovative design to each product. Special features and benefits inherent in each window and door result in beauty and style you can see and strength you can trust. Cascade patio doors bring you year-round comfort and are the perfect fit for your new construction or remodeling project.

Wide-Rail Patio Door

Cascade Patio Door

Closeup of interlock on wide rail door.

Patio door handle & secondary lock on wide-rail door.

Wide-Rail Patio Door

ENERGY STAR In the average home, at least 40 percent of energy costs annually are spent on heating and cooling. Proper selection of windows and doors can significantly affect how much money it takes to keep our homes bright and comfortable. Look for the Energy Star label on all Cascade windows and doors.

ENERGY STAR PARTNER

LOW-E GLASS Solarban coated glass by PPG reflect outside heat in the summer and interior heat in the winter, reducing your air conditioning and heating requirements.

PPG Glass Technology Since 1883

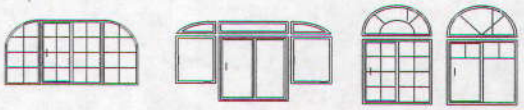
WARM EDGE SPACER Edgetech Super Spacer reduces condensation, prevents heat loss/gain through the glass, and greatly reduces the probability of seal failure. Look for Super Spacer on all Cascade patio doors. Super Spacer

Cascade Patio Door

GRIDS, COMBINATIONS & OPTIONS

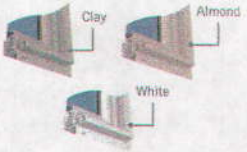
Wide variety of internal grid styles and patterns available, or design your own. Choose from standard in white, almond, clay and bronze, euro in white, almond and clay, pencil in white, gold and pewter, and slimline grids in white, gold and polished silver.

Unique Combinations



Handle & Lock Options

Color Options



CONSTRUCTION Take a look inside the construction of a Cascade patio door and you will see extensive thought given to every detail.

Rigid multi-chambered PVC extrusions providing structural integrity and high-sound and thermal insulation qualities.

Precision mitered and heat-fusion welded corners.

Integral vinyl pre-punched nailing flange for fast and efficient installation. Flush fin available upon request.

High performance dual weather stripping minimizing air infiltration, reducing energy costs.

Metal reinforced interlock, providing superior strength and rigidity.

Flared interlocking profiles result in consistent and reliable operation and provides a tight seal.

Heavy-duty lock and interior handle are standard on all units.

Fully adjustable metal rollers provide smooth operation and reliable performance year after year.

High performance glazing options include low-e coatings, tints, solar-cool reflective glass, and argon gas.

CASCADE WINDOWS

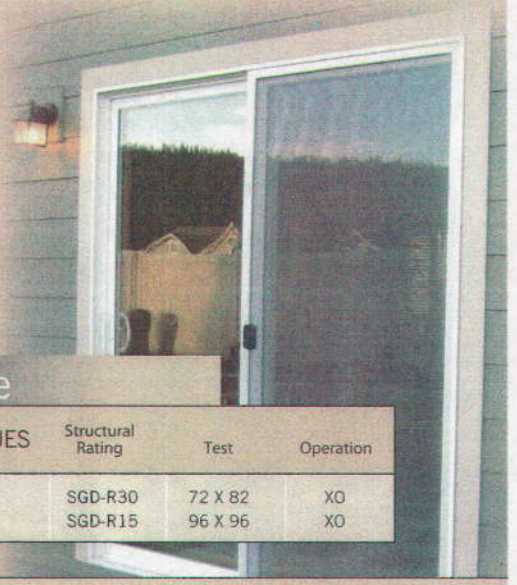
PATIO DOORS

Cascade Patio Doors are designed for years of smooth operation. With our energy saving features, you will find that Cascade Patio Doors do more than operate well and look good - they are designed to be an integral part of your home's defenses against the elements.

Available in standard widths, as well as retro-fit sizes, to meet your every design need. Flush fin available upon request.

Options available are heavy-duty extruded screen and secondary lock. Also available with keyed lock.

WE SELL ENERGY STAR



Performance

+STRUCTURAL VALUES	Structural Rating	Test	Operation
9700/C9700 Patio Door	SGD-R30	72 X 82	XO
	SGD-R15	96 X 96	XO

+U VALUES	Testing Data	SB60	SB60 + argon	SB70	SB70 + argon
9700/C9700 Patio Door	U-Value	0.33*	0.29*	0.33*	0.29*
	SHCG**	0.32	0.32	0.23	0.23

U VALUES represent the rate of heat transfer through an object * Energy Star Rated **(with no internal muntins)
+These values are subject to change without notice, based on testing and certification cycles

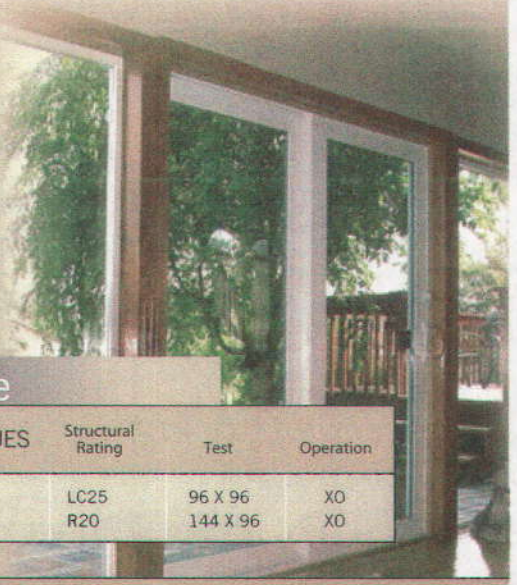
Super Spacer is standard on all Cascade Patio Doors Super Spacer

WIDE-RAIL PATIO DOOR

The C9700XL Wide-Rail Patio Door is expertly designed to look similar to a traditional "French Door" without sacrificing the smooth sliding operation associated with Cascade's standard patio door system.

Available in standard five, six and eight foot widths. The C9730XL (3-lite wide rail door) is available in widths of 7'6", 9'0" and 12'0".

The C9700XL comes standard with heavy-duty extruded screen and secondary lock. Also available with keyed lock.



Performance

+STRUCTURAL VALUES	Structural Rating	Test	Operation
C9700XL Patio Door	LC25	96 X 96	XO
	R20	144 X 96	XO

+U VALUES	Testing Data	SB60	SB60 + argon	SB70	SB70 + argon
C9700XL Patio Door	U-Value	0.36	0.33*	0.36	0.33*
	SHCG**	0.27	0.26	0.19	0.19

U VALUES represent the rate of heat transfer through an object * Energy Star Rated **(with no internal muntins)
+These values are subject to change without notice, based on testing and certification cycles

Super Spacer is standard on all Cascade Patio Doors Super Spacer

1.800.442.8544
www.cascadewindows.com

Attachment B
Photographs

315 E 4th Avenue
D

318 E 4th Avenue
B

324-328 E 4th Avenue
B

329 E 4th Avenue
B

333 E 4th Avenue
B

334 E 4th Avenue
B (aka 187 N "D" Street)

335 E 4th Avenue
B

355-359 E 4th Avenue
B

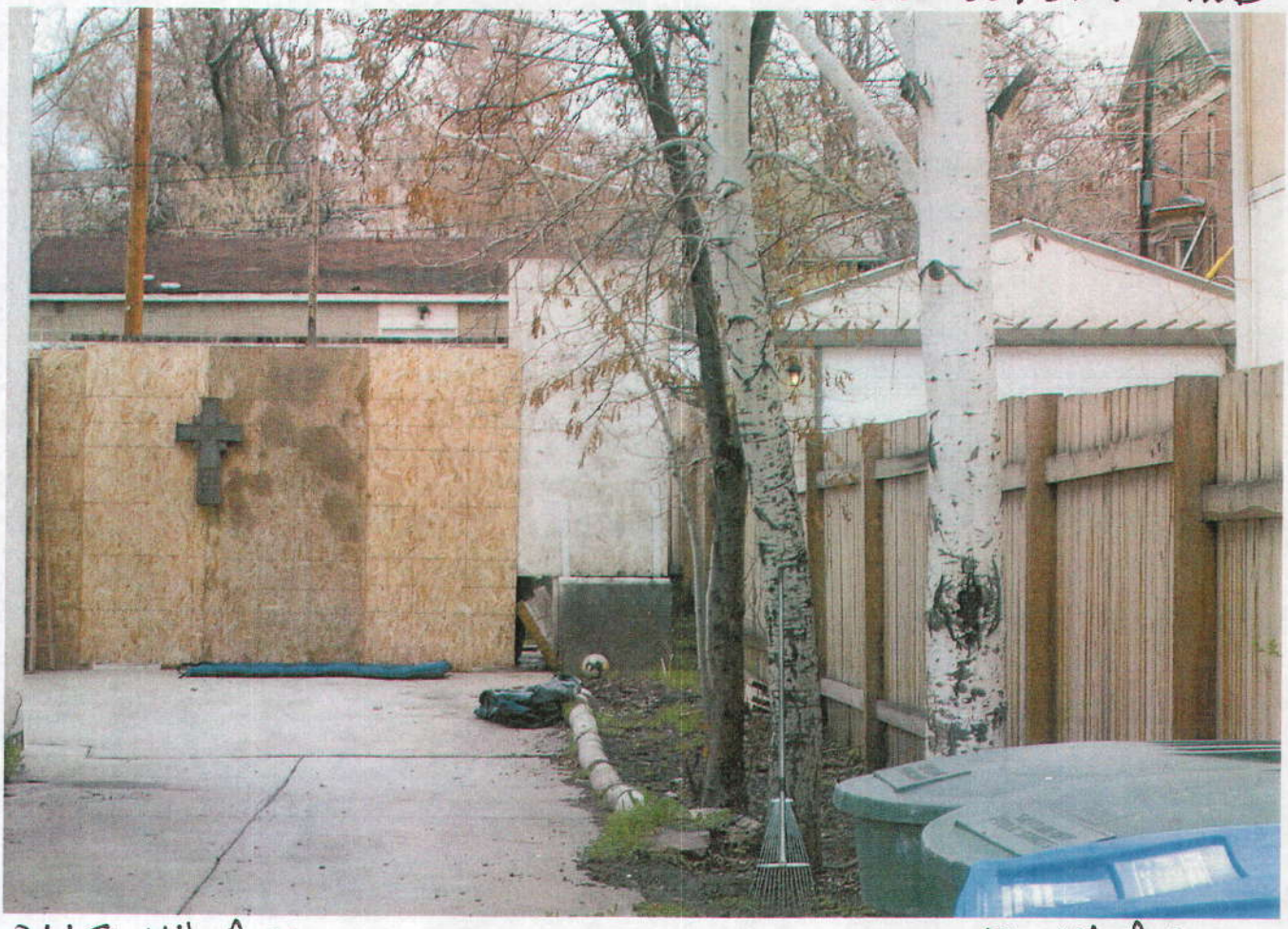
361 E 4th Avenue
B

366 E 4th Avenue
A

369 E 4th Avenue
B

371 E 4th Avenue
B

355-359 E. 4th Ave



361 E. 4th Ave

369 E 4th Ave

Area Accessory Structures

Attachment C
Public Comment

Lew, Janice

From: Milliner, Ray
Sent: Friday, April 24, 2009 9:52 AM
To: Lew, Janice
Subject: FW: 361 4th ave- partial structure? 4 years have now passed- now he is asking for another exception

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From: utahberryman@comcast.net [mailto:utahberryman@comcast.net]
Sent: Thursday, April 23, 2009 5:39 PM
To: Milliner, Ray
Cc: Patricia E Berryman
Subject: Re: 361 4th ave- partial structure? 4 years have now passed- now he is asking for another exception

Hello Ray,

I just received a notification- Larry is asking for another exception for the height of his garage from 9 ft - 11ft . I thought since he was declined before by the council- i cannot believe this is still going on after 4 plus years =(

Please let me know of any updates- last time I sent you an email there was going to be something done (red tagged) and the structure is the same as it has been for many many many many many years.

We will be coming to the hearing including our neighbor again- would it help to bring up the run around we have been getting for the past 4 years?

Patricia Berryman
----- Original Message -----
From: "Ray Milliner" <Ray.Milliner@slcgov.com>
To: utahberryman@comcast.net
Sent: Wednesday, March 4, 2009 10:58:49 AM GMT -07:00 US/Canada Mountain
Subject: RE: 361 4th ave- partial structure? 4 years have now passed

Hello Ms. Berryman:

Sorry for the late response. I forwarded your email along to our enforcement folks and here is their reply below. I will provide you with updates as they come along.

Thanks,

please call if you have further questions.

Ray

Hey Ray,

Oh yes, there is an update on this property. Our legal investigator, Craig Weinheimer talked with Bogdanich

approximately 3 weeks ago and told him that the City had the authority to demolish his garage/accessory structure if a permit was not obtained. The next day Mr. Bogdanich was in the Planning Division and spoke with Kevin, Cheri and Janice Lew according to information Janice forwarded on to me. A deadline was then set for Mr. Bogdanich to submit additional information with his plans in order to receive a certificate of appropriateness. The deadline that Planning set was Friday, February 20, 2009. I have not yet had a chance to speak with Janice to verify that Mr. Bogdanich is moving forward. I will speak with Janice today, you may also want to. If you need any more info, let me know.

Thanks,
Lu

From: utahberryman@comcast.net [mailto:utahberryman@comcast.net]
Sent: Monday, February 23, 2009 1:19 PM
To: Milliner, Ray
Cc: Patricia E Berryman
Subject: 361 4th ave- partial structure? 4 years have now passed

Hello Mr. Milliner,

I my name is Patricia Berryman and I have spoke to you before about the partially built garage located at 361 4th ave. I live next door @ 369 4th ave. I met you during the hearing about the structure in late October 2008. At that time Larry Bogdanich who was building the garage since the early 90s asked for an extension and a exception to his structure. The board denied his request. Also a short time later he was starting to build on the structure without a building permit and Luanne placed a red tag on the front of the garage.

So here we are- 4 months later / 120+ days (after the hearing) and 4 years after I started to voice my concerns about the structure (rotting and swaying in the wind) and nothing has changed.

This is my question- how much more time has to pass before the structure is taken down? Or does this just continue on until the next time he wants a exception?

Thank you for the asstitance- I look forward to your response.

Patricia Berryman
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